JAPAN ACKNOWLEDGES SUPREMACY OF AMERICAN BUILDER

Search for Master of Highest Type of Construction Takes Years and Carries Nippon's Agents Around the World-New York Finally Honored.





SHOWING HEAVY STEEL FABRICATION in the MAMMOTH HEADQUARTERS of NIPPON YUSEN KAISHA (JAPAN STEAMSHIP COMPANY), TOKYO.

to go to Japan and teach the Japanese the best and most modern methods of building in order that Japan might start for her campaign of modernizing her great cities at the present point of efficiency and perfection reached by the American builders. They signified their cesire that the Americans should go to Tokio not merely as builders but as teachers to train and educate the Japanese architects and engineers in the school of modern American construction methods

This modern Macedonian call, accord-

The next largest building is also an tric office structure for the Nippon Yusen Kaisha (Japan Mail Steamship Company), also in the Marunouchi district for of Tokio. The site is approximately 160

exempt securities, of which there ket conditions are comparable to situare plenty, a new class of smaller in-

SMALLEST of the AMERICAN MADE STRUCTURES the SIX STORY CRESCENT BUILDING at KOBE WHICH WILL HOUSE the BRUNNER MOND CO. OF ENGLAND

Small Investor Is Growing

Mortgage Market Factor

Save Charm of Washington Sq. in Alteration Fears that the post Colonial appearance of the north side of Washington square would begin to disappear with

Telephone Building Is Out of Great Unwashed Class By THE ODD PARAGRAPHER. Some eight or ten years ago the York's license law will become effec-American Telephone and Telegraph Company erected a handsome twenty-The College Trained Realtor.

company erected a handsome twentysix story, limestone front office building at the northwest corner of Broadway and Dey street. It is still a comparatively new building, as skyscrapers
go, but the smoke and dirt of busy
lower Manhattan stained the white
limestone to a dirty gray and made the
structure look much older. Recently
the company completed a twin structure on the upper half of the Broadway
frontage. The resplendent limestone of
the new building shamed the older one
and compelled the company to wash
the building's face.

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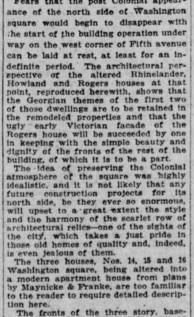
It May Interest You to Know That

Washing the face of a twenty-six story corner office building is a tedious and costly undertaking, but the result in the case of the American Tarephone and Telegraph Campany seems to have justified the effort and expense. The two buildings now present a sol's front and, from a distance, give the appearance of one huge, hands one improvement.

Eliminating the Undesirables.

Two realty broker licenses were revoked recently by the California Real Catate Department. One of the defendants had offered to the public a ract of land and advertised that a catain bank would protect the purchasers of lots in their investments. In the other case an operator selling all land represented to purchasers that within a period of not more than a year they would recover the full amount of their investments from royalties from the oil that would be produced on the property and also that a bonus would be paid on the lots sold for cash. The commission decided that the defendant had been guilty of misrepresentation, deception and flagrant violation of the license law. Those decisions are interesting in view of the fact that New in 1659 was removed.

It May Interest You to Know That Cannot and The result in the case of the Chicago Fiat yant and the Chicago Fiat yant of the Chicago Fiat yant on the case of the chicago Fiat yant on the case of the chicago Fiat yant on the control of the transmission decided that the defendant had been guilty of misrepresentation, deception and flagrant violation of the license law. Those decisions are interesting in view of the fact that New lates a protection against attack. This wall was extended along Rector street in 1678 and in 1659 was removed.



to the reader to require detailed description here.

The fronts of the three story, basement and attite buildings, Nos. 14, 15 and 16 Washington square, have been removed and in their places white marbie and brick facades will be erected. The basement and first floors of all the houses will be raised and when reconstructed the buildings will be four feet higher and constitute a five story apartment house. The Georgian porticos from Nos. 14 and 15 will be used in the entrances to the new structure. One of them will be in the center of the Washington square front at the sidewalk level. A cornice of Georgian fashion will be carried around three sides of the house and be topped by a balustrade similar to that of the Cooper house on the opposite east corner of Fifth avenue. The entrance will be flanked by marble columns from the porches of the old houses and open into a spacious vestibule leading to a hall, in which will be placed furniture from the ancient homes. The sympathetic alteration even provides for the use in



a spacious vestibule leading to a hall, in which will be placed furniture from the ancient homes. The sympathetic alteration even provides for the use in the new front of No. 16 of ashiar and lintels of marble to be cut from the massive stoops of Noz. 14 and 15.

The iron balconies of the Howland house are to be reproduced at the second stories of all the fronts and one of the original ones will be so used. The other original ones will be so used. The other originals have been given to the Misses Hawitt for the Industrial Museum of the Cooper Institute. It is intended that the old iron street railing of handsome Colonial pattern along the square and wood logs may be burned. Service will add to the city's housing supply twenty aparticulated to the city's housing supply twenty aparticulation of the Company, of which William Stewart Rhinelander, as president, has received 125 applications by president, has received 125 applications of william C. Rhinelander, is president, has received 125 applications of them. The apartments will be of four originals have been given to the Misses Hawitt for the Industrial Museum of the Cooper Institute. It is intended that the old iron street railing of handsome Colonial pattern along the square and wood logs may be burned. Service will be find the city's housing supply twenty aparticulation of the Milliam Stewart Rhinelander, as a president, has received 125 applications of the Milliam Stewart Rhinelander, as a president, has received 125 applications of the Milliam Stewart Rhine



June 7 to June 8 to June 7 to June 13 June 14 June 13 203 156 206 88,783,122 \$4,375,614 \$2,457,652 \$2,678,920 1,201 \$6,537,333 44 \$350,200 \$543,800 183 \$2,311,092 \$88,500 110 \$1,164,194 \$1,575,650 \$7,146,060 \$2,989,219 t 5% per cent. \$52,000 \$20,500 \$7,500 \$40,140 \$3,750 29 \$573,812 \$2,600 11 \$54,050 # 85,53 \$470,000 | Jan. 1 to | Jan. \$47,526,458 \$44,693,162 \$7,819,180 \$2,801,545 \$31,659,953 \$18,777,221 EXTENSIONS. MANHATTAN BRONX 1921 1922 June 8 to June 14 June 13 38 \$4,725,050 \$383,200 \$4,112,000 \$180,700 June 14 June 18 June 14 June 18 1,077 430 \$383,200 \$316,300

\$90,131,823

BAINBRIDGE COLBY TO **BUILD ON 57TH STREET** Plans Twelve Story Structure

Near Fifth Avenue.

To banks and insurance companies.

Bainbridge Colby, formerly Secretary f State, has retained Severance & Van den, architects, to improve the prop-rty, 37 and 39 West Fifty-seventh Alen, architects, to improve the property, 27 and 39 West Fifty-seventh street, with a twelve story store and loft building, to be ready for occupancy on May 1, 1923, It will be similar in design to the Gidding Building, 724 Fifth avenue, planned by the same architects, and will consist of two stores on the ground floor, each with mezzanine, and twenty-two lofts, which will be arranged especially for dealers in high class women's wear.

The architects have just completed an inspection of buildings devoted to similar purposes in London and Paris. It is generally recognized that Fifty-seventh street, to the west, is the natural commercial continuation of Fifth avenue, and it is reported that there has been strong demand in that section for a building of this character.

The site is 58 feet 6 inches by 100 feet 6 inches and has a ground value of approximately \$600,000. A loan for building purposes has been made by the Metzonolitan Life insurance Company for

\$68,651,736 \$74,915,207 \$8,268,300 \$4,867,625 OLD BROKERAGE FIRM

OPENS UPTOWN OFFICE

\$88,334,100 \$13,038,700 \$8,140,92

M. & L. Hess, Inc., who for more than thirty years have been in the real estate office at 907 Broadway, yesterday anncunced the opening of an uptown office in the Borden Building, Madison avenue

proximately \$600,000. A loan for building purposes has been made by the Metropolitan Life Insurance Company for about that amount and demolition of the present buildings on the site has just been started. Craig Severance and by Mr. Paterno says he believes this Prederick C. Tanner are associated with Mr. Colby in the enterprise.